Davidson County DEEDWARR
Recvd: 10/28/08 10:48 2 pgs
Fees:13.00 Taxes:977.54
20081028-0107424

Return to: First Title and Escrow Co., Inc. File Box 9B 2000 Richard Jones Rd., #110 Nashville, TN 37215 **WARRANTY DEED** G-WES-08-07	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $264,200.00 Courtney Whitehurst Affiant Subscribed and sworn to before me, this 24th Day of October, 2008. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL) TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TENN My Commission Expires NOV. 22, 2010
THIS INSTRUMENT WAS PREPARED BY Rudy Title and Escrow 2012 21st Ave South Nashville, TN 37212	

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Robert Schnick	John Robert Schnick	
355 Sylvan Park Lane	(NAME) 355 Sylvan Park Lane	
(ADDRESS) Nashville, TN 37209	(ADDRESS) Nashville, TN 37209	104-1-F-7.00 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we WEST END STATION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOHN ROBERT SCHNICK AND WIFE, KAREN SUZANNE ANTHONY, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 7, TOGETHER WITH THE APPURTENANT INTEREST IN THE COMMON ELEMENTS OF WEST END STATION CONDOMINIUMS, A HORIZONTAL PROPERTY REGIME ESTABLISHED BY MASTER DEED, OF RECORD IN INSTRUMENT NO. 20070712-0083315, AMENDED IN INSTRUMENT NO. 20071220-0146057 AND INSTRUMENT NO. 20080919-0095641, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID UNIT BEING DEPICTED ON THE AMENDED RESTATED SITE PLAN ATTACHED AS EXHIBIT "B-1" TO THE AFOREMENTIONED AMENDED MASTER DEED OF RECORD IN INSTRUMENT NO. 20071220-0146057, SAID REGISTER'S OFFICE.
BEING PART OF THE SAME PROPERTY CONVEYED TO WEST END STATION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY DEEDS DATED JULY 12, 2007 FROM WESTWOOD NASHVILLE, LLC, A GEORGIA LIMITED LIABILITY COMPANY OF RECORD IN INSTRUMENT NO. 20070712-0083313 AND INSTRUMENT NO. 20070712-0083314, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS MADE SUBJECT TO: 1) 2008 CITY/COUNTY TAXES WHICH HAVE BEEN PAID BY THE GRANTOR AND PRORATED BY THE PARTIES; 2) CHARTER OF INCORPORATION OF WEST END STATION CONDOMINIUM ASSOCIATION, INC. OF RECORD IN INSTRUMENT NO. 20080805-0080550, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; 3) COVENANTS, CONDITIONS, RESTRICTIONS AND AGREEMENTS, INCLUDING THE AGREEMENT TO PAY ASSESSMENTS FOR THE MAINTENANCE OF COMMON AREAS, CONTAINED IN THE MASTER DEED (AND BY-LAWS) FOR WEST END STATION CONDOMINIUMS, OF RECORD IN INSTRUMENT NO. 20070712-0083315, AMENDED IN INSTRUMENT NO. 20071220-0146057 AND INSTRUMENT NO. 20080919-0095641, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; 4) TERMS AND LIMITATIONS IMPOSED BY TENNESSEE HORIZONTAL PROPERTY ACT, T.C.A. § 66-27-101, ET SEQ.; 5) ALL MATTERS APPEARING ON THE PLAN OF RECORD AS BOOK 421, PAGE 109, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; 6) EASEMENT GRANTED TO CITY OF NASHVILLE OF RECORD IN BOOK 1851, PAGE 222, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; 7) EASEMENT FOR STORM DRAINAGE AND ACCESS OF RECORD IN INSTRUMENT NO. 20070425-0049073, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; 8) EASEMENT FOR SANITARY SEWERS AND/OR STORM DRAINAGE, WATER MAINS, PUMPS AND APPURTENANCES OF RECORD IN INSTRUMENT NO. 20080421-0040206 AND INSTRUMENT NO. 20080505-0046041, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; 9) STORM WATER DETENTION AGREEMENT OF RECORD IN INSTRUMENT NO. 20070425-0049064 AND INSTRUMENT NO. 20080505-0045999, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )

This is improved (X) property, known as 355 Sylvan Park Lane, Nashville, Tennessee 37209

(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 24th day of October, 2008.

West End Station, LLC

BY: _____

Aaron White, Chief Manager/ President

STATE OF Tennessee
COUNTY OF Davidson

On this the 24th day of October, 2008, before me personally appeared Aaron White, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Chief Manager/ President of West End Station, LLC, a Tennessee limited liability company, the within named bargainor, a limited liability company, and that he/she as such Chief Manager/ President executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 24th day of October, 2008.

_____

Notary Public

My Commission Expires: 11/22/08

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903